CITY OF WASHINGTON, ILLINOIS
Finance and Personnel Committee Agenda Communication

Meeting Date: September 21, 2020

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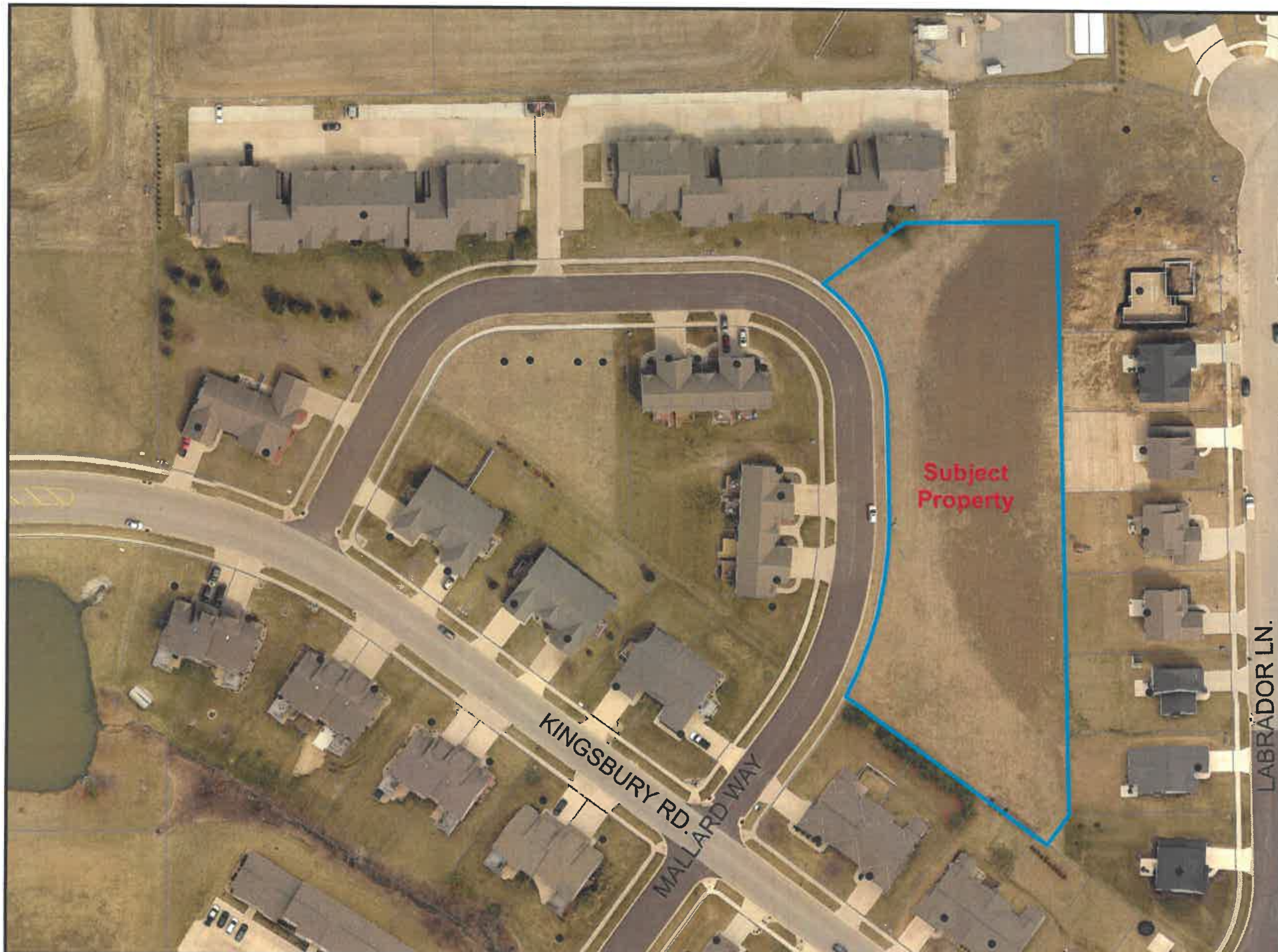
Agenda Item: Mallard Crossing Subdivision Development Fees

Explanation: Two 16-unit condo buildings were built on the north side of Mallard Way in Mallard Crossing subdivision in 2005-06. The Mallard Crossing final plat originally was to have five lots consisting of five units apiece on those north perimeter lots. The subdivision development fees (SDF) were paid based on having 25 units on those lots. The lots were resubdivided shortly after the recording of the final plat to combine five lots into three lots. Because the same builder (Creek Construction) owned the lots at the time of construction, it was allowed to use all of the 25 allocated SDF's towards the construction of the 32 condo units plus the payment of the same fees for seven additional units.

Capstone Construction of Central IL purchased the remaining vacant lot last year (see attached map). Capstone Construction's property was originally Lots 11 and 12 and a small part of Lot 13. It purchased the property figuring there were 10 SDF's previously paid for as part of any future development. It would like to build 12 units on the lot. The current water and sewer SDF is $1,792 per dwelling unit (it increases by 3.5% or the rate of inflation each year, whichever is greater). Staff has historically taken the stance that payment of the SDF's would be required for each and every unit above and beyond what was included on the final plat.

Fiscal Impact: TBD depending on any new SDF's that would be paid prior to development of the property.

Action Requested: Direction on the payment of any SDF's. Staff feels the fairest resolution would be to allocate 8.33 SDF's over the three resubdivided lots and to then require SDF payment for any units in excess of 8.33 on the undeveloped lot. In this case with 12 units proposed, this would require the payment of 3.67 units or $6,576.64 through 2020. Ultimately, it would be great to see new development on the lot and the owners have previously paid for a study to that there is adequate sanitary sewer capacity for the proposed construction. The Public Works Committee discussed this topic at its meeting on September 8. It also felt that applying 8.33 SDF's to the remaining lot would be the fairest but recommended that it be brought to the Finance and Personnel Committee for consensus.



CITY OF WASHINGTON

TAZEWELL COUNTY, ILLINOIS

LOCATION MAP

Legend

Parcels

Prepared by the City of Washington
Department of Planning and Development

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